

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 6, 2018**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 6, 2018 at 7:00 p.m.

CALL TO ORDER:

Chair Elizabeth Yang called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chair Elizabeth Yang, Vice-Chair Gay Q. Yuen, and Member Ivan Lam

Board Members Absent: None

ALSO PRESENT: Candice Carrasco, Planning Intern

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

2-A APPROVAL OF MINUTES

December 5, 2017

Action Taken: The Design Review Board approved the minutes from the regular meeting of December 5, 2017

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

[3.] PUBLIC HEARING:

3-A TIME EXTENSION (EX-18-01) TO ALLOW FOR THE CONSTRUCTION OF A NEW 2-STORY SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 423 EVERETT AVENUE (DRB-16-37)

The applicant, Simon Liu, is requesting approval for a one-year time extension for Design Review Board (DRB-16-37) application to allow for the construction of a new 2,093 square foot single-family residential with an attached 2-car garage and the preservation of an existing 2-car garage at 423 Everett Avenue in the R-2 (Medium Density Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Time Extension (EX-18-01) application, subject to conditions of approval as stated in the staff report.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-B SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 900 RIDGECREST STREET – (DRB-17-26)

The applicant, Kyle Imoto, on behalf of the property owner, David Liem, is requesting design review approval for a new 1,025 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 900 Ridgcrest Street in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-26) application, subject to the conditions of approval as stated in the with an added condition.

Added:

1) Condition 13. A landscaping and irrigation plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must be 5-gallons.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-C SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 115 SOUTH ALHAMBRA AVENUE (DRB-17-19)

The applicant, Wallace Fu, on behalf of the property owners, Yuguan Zhou and Renyong Chen, is requesting design review approval for a 737 square foot first floor addition, and a new 545 square foot second floor addition to an existing single-family residential dwelling that will result in a total square footage greater than 2,000 square feet at 115 South Alhambra Avenue in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-19) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

- 1) Condition 11. Provide access to the carport area at the rear of the property.
- 2) Condition 12. Exterior dwelling color must match the existing front portion of the dwelling instead of the rear portion, subject to the review and approval of the Planner.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-D SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1956 CERCO ALTA DRIVE – (DRB-17-18)

The applicant, Jason Sun, on behalf of the property owner, Wilbur Quon, is requesting design review approval for a 43 square foot first floor addition, a new 896 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1956 Cerco Alta Drive in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-18) application, subject to the conditions of approval as stated in the staff report with a modified condition.

Modified:

- 1) Condition 11. A landscaping plan for the front, rear, and side yard areas must be submitted as part of the plan check submission. The landscape plan must clearly

indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must be 5-gallons, subject to the review and approval of the Planner.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

3-E NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1067 ALPINE TERRACE – (DRB-17-27)

The applicant, Samuel Kuo of SGS International Inc, on behalf of the property owners, Amy Pham and Thuan Nguyen, is requesting design review approval for the construction of a new 3,020 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage at 1067 Alpine Terrace in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-27) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Vice-Chair Yuen inquired if there were any new appointees for the Design Review Board.

Planner Tewasart replied not at this time.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Planner Tewasart provided the board with updates on major developments.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:01 p.m.

Next regular scheduled meeting on March 20, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development